



Heath Road, Warboys, Huntingdon, PE28 2UJ

Rural Location - Approx 3.8 Acres STMS - Field Views To Front & Rear - Equestrian Property Positioned Alongside A Bridleway - Detached Bungalow - 2 Double Bedrooms - Refitted Kitchen & Bathroom - Lounge/Diner & Conservatory - Menage & Stables - Driveway Offering Ample Parking & Double Garage - Call To View (01354) 696700

£600,000



Porch
1.73m (5'8") x 0.78m (27")
Double glazed entrance door and window to front and double door to:

Entrance Hall
6.36m (20'10") x 1.76m (5'9")
Tiled flooring, radiator and door to:

Kitchen/Breakfast Room
6.37m (20'11") x 3.54m (11'7") max
Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl sink with tiled splashbacks, rangemaster cooker with extractor hood over, plumbing for washing machine, space for fridge, freezer, dishwasher and tumble dryer, radiator, tiled flooring, ceiling spotlights and two double glazed windows to front.

Lounge/Diner
7.39m (24'3") x 5.10m (16'7") max
Double glazed window to side, two radiators, tiled flooring and double doors to:

Conservatory
7.71m (25'4") x 2.62m (8'7")
Double glazed double doors to side, tiled flooring and double-glazed windows to side and rear.

Bedroom 1
3.87m (12'8") x 3.56m (11'8")
Double glazed window to rear, fitted carpet and radiator.

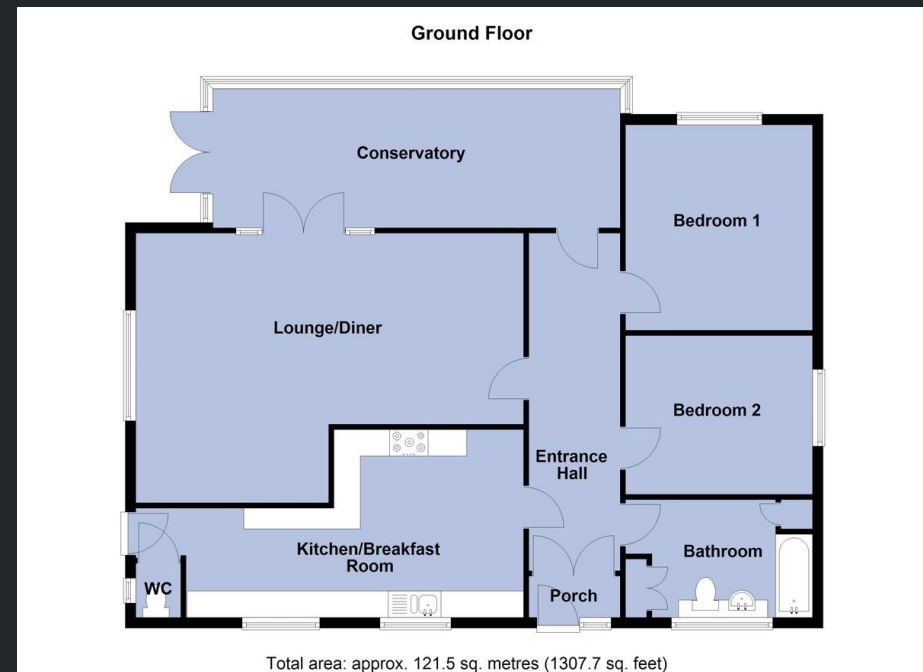
Bedroom 2
3.57m (11'9") x 2.99m (9'10")
Double glazed window to side, fitted carpet and radiator.

Bathroom
3.54m (11'7") x 2.22m (7'3")
Fitted three-piece suite comprising a bath, vanity wash hand basin and WC, storage cupboard, airing cupboard, heated towel rail and double-glazed window to front.

WC
1.02m (3'4") x 0.87m (2'10")
Double glazed window to side, WC and radiator.

Outside
This equestrian property sits on approx. 3.8 acres STMS and is nicely positioned alongside the bridleway. Accessing the property beyond the front gates there is a driveway offering ample parking, leading to the double garage. Beyond this, the stables and a menage.

EPC - TBC



Call to arrange a viewing **01354 696700** **T Payne & Co**
SALES & LETTINGS

Agents Notes: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.